



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

10/19/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 80 LINE STREET

SITE PLAN

Project Classification: SITE PLAN

Address: 80 LINE STREET

Location: PENINSULA

TMS#: 4600404016

Acres: 0.11

Lots (for subdiv):

Units (multi-fam./Concept Plans): 3

Zoning: GB

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000048

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: BONE WORKS, CHARLESTON

Applicant: JOHN DOUGLAS TUCKER

Contact: JOHN DOUGLAS
TUCKER

843-303-1594

tuckerarchitect@gmail.com

Misc notes: Construction plans for a new mixed use building.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CAA Fee, SDSM checklist, erosion protection/sediment control cert. & stormwater technical report required.

2 67 CANNON STREET

SITE PLAN

Project Classification: SITE PLAN

Address: 67 CANNON STREET

Location: PENINSULA

TMS#: 4601201006

Acres:

Lots (for subdiv):

Units (multi-fam./Concept Plans): 4

Zoning: LB

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000049

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: STEVENSON BENNETT

Applicant: RANDOLPH MARTZ ARCHITECTS

Contact: RANDOLPH MARTZ

843-722-1339

Misc notes: Construction plans for two new residences and renovation of the existing duplex and associated improvements.

RESULTS: Withdrawn.

3 PINE LOG LANE CLUSTER (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: PINE LOG LANE

Location: JOHNS ISLAND

TMS#: 3120000009 & 008

Acres: 29.93

Lots (for subdiv): 73

Units (multi-fam./Concept Plans): 73

Zoning: SR-1 & RR-1 (CLUSTER)

☐ new BP approval tracking

City Project ID #: 170731-BrownswoodRd-2

City Project ID Name: TRC_RC:PineLogLaneCluster[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: LENNAR COMMUNITIES OF CAROLINAS, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

843-725-5269

Misc notes: Road construction plans for a 73 lot cluster development and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#4 SHELBY RAY COURT**SITE PLAN**

Project Classification: SITE PLAN

Address: SHELBY RAY COURT

Location: WEST ASHLEY

TMS#: 3060000139

Acres: 0.70

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000050

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: SUNDRA REAL ESTATE PARTNERS

Applicant: SEAMON, WHITESIDE & ASSOCIATES

843-884-1667

Contact: IAN DUNCAN

lpapajcik@seamonwhiteside.com

Misc notes: Construction plans for a new office park and associated improvements.**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, CAA Fee, SDSM checklist, SCDHEC NOI, JD letter & stormwater technical report required.

#5 WEST ASHLEY GREENWAY**SITE PLAN**

Project Classification: SITE PLAN

Address: PARKDALE DRIVE TO STINSON DRIVE

Location: WEST ASHLEY

TMS#: 3100000015, 3500500169, 3500900142,
4211100067

Acres:

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB, C

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000026

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: CITY OF CHARLESTON

Applicant: JON GUERRY TAYLOR & ASSOCIATES, INC.

843-884-6415

Contact: CRAIG PAWLYK

cpawlyk@jgtinc.com

Misc notes: Site Plan for improvements to section of West Ashley Greenway**RESULTS:** Revise and resubmit to TRC;

#6 810 MEETING STREET**SITE PLAN**

Project Classification: SITE PLAN

Address: 810 MEETING STREET

Location: PENINSULA

TMS#: 4610901010

Acres: 0.46

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: UP

☐ new BP approval tracking

City Project ID #: 170606-MeetingSt-1

City Project ID Name: TRC_SP:810MeetingStreetDevelopment

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: MAR REAL ESTATE, LLC

Applicant: CLINE ENGINEERING, INC.

843-991-7239

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Construction plans for a restaurant and associated improvements.**RESULTS:** Revise and resubmit to TRC;

#7 WEST ASHLEY LIBRARY**SITE PLAN**

Project Classification: SITE PLAN

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 3060000011

Acres: 4.36

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GO

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000051

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: CHARLESTON COUNTY

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: CHRIS COOK

chrisc@adcengineering.com

Misc notes: Construction plans for a new Charleston County Library and associated improvements.**RESULTS:** Revise and resubmit to TRC;

#8 OAKFIELD, PHASE 2 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 27800000127


Acres: 37.560

Lots (for subdiv): 93

Units (multi-fam./Concept Plans): 93

Zoning: PUD (SHADE TREE)

Misc notes: Road construction plans for Phase 2 of the Oakfield (Shade Tree) subdivision.

 new BP approval tracking

City Project ID #: TRC-SUB2017-000046

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE HOME CORPORATION

Applicant: HLA, INC.

Contact: ADRIANA CARSON

843-763-1166

acarson@hlainc.com

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#9 HENDRICK BMW OF CHARLESTON

SITE PLAN

Project Classification: SITE PLAN

Address: 1518 SAVANNNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3490100026

Acres: 7.78

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

Misc notes: Construction plans for a building expansion and parking lot reconfiguration.

 new BP approval tracking

City Project ID #: TRC-SP2017-000052

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: HENDRICK AOTOMOTIVE GROUP

Applicant: EMH&T

Contact: GREG EMERY

704-353-9952

gemery@emht.com

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, CAA Fee, SDSM checklist, SCDHEC NOI, J& stormwater technical report required.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic, Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.